

# Competa Villa

€420,000

Ref: X22624



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2,580 m<sup>2</sup>



124 m<sup>2</sup>



✓



✓



Consumption  
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Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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## Property Purchase Expenses

Property price .....	€420,000 (£366,030)
Transfer tax 7% .....	€29,400 (£25,622)
Notary fees (approx) .....	€750 (£654)
Land registry fees (approx) ...	€750 (£654)
Legal fees (approx) .....	€1,500 (£1,307)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,615)
Remainder of deposit to 10% .....	€39,000 (£33,989)
Final Payment of 90% on completion ....	€378,000 (£329,427)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

### Charming Spanish Villa in Competa with Breathtaking Views & Exceptional Outdoor Space

Nestled in a serene and picturesque setting, this stunning traditional Spanish villa offers an unparalleled combination of tranquility, charm, and spectacular panoramic views of the rolling countryside, majestic mountains, and the shimmering Mediterranean Sea. Whether you are looking for a peaceful retreat, a place to entertain family and friends, or a fantastic investment opportunity, this villa truly has it all.  
A Home Full of Character & Comfort

Stepping inside, you'll immediately be captivated by the villa's authentic Andalusian charm, with high beamed ceilings, exposed brickwork, and rustic details that create a warm and inviting atmosphere. The thoughtfully designed layout features:

Two spacious double bedrooms filled with natural light

One single bedroom, ideal for guests or a home office

A fully fitted kitchen, equipped with everything you need to prepare delicious Mediterranean meals

A bright and airy open-plan living & dining area, offering ample space for relaxation and gatherings

A beautifully finished family bathroom with modern fixtures

Adding to the home's comfort, the villa is equipped with double-glazed windows, air conditioning & heating, fitted wardrobes, and an inviting open fireplace, ensuring year-round coziness and convenience.

A Dream Outdoor Lifestyle

This villa truly excels in outdoor living, boasting a spacious, well-designed, and entirely flat outdoor area that makes the most of the breathtaking surroundings. Whether you're hosting a summer barbecue, unwinding by the pool, or enjoying a quiet morning coffee while taking in the views, this space is designed for relaxation and enjoyment.

Two covered beamed dining terraces – perfect for alfresco dining with family and friends

A built-in summer kitchen & BBQ area – ideal for entertaining and enjoying outdoor cooking

A stunning sea salt swimming pool – a true oasis to cool off and enjoy the sunshine

An outdoor shower & a fantastic open sun terrace – perfect for soaking up the Mediterranean climate

A fully fenced plot ensuring privacy and security

A beautifully maintained garden with a variety of fruit trees & two vegetable patches – offering homegrown produce right at your doorstep

Endless Potential & Additional Features

Adding even more value, the property includes a large storeroom with an exterior WC & hand basin, offering practical storage solutions. What's more, this space has the exciting potential to be converted into a self-contained apartment, making it ideal for rental income, guest accommodation, or a private retreat for visiting family and friends.

With its idyllic setting, generous living spaces, and exceptional outdoor areas, this villa is an outstanding opportunity for anyone looking to embrace the laid-back Andalusian lifestyle. Whether you dream of relocating to the sun-drenched south of Spain, investing in a holiday home, or simply owning a piece...

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible